

Prepared by:

The Blackburn Law Firm, PLLC  
8429 Industrial Drive  
Olive Branch, MS 38654  
662-895-6116

Grantors:

Christopher F. Sims, ET UX

Address:

6537 Timber Oaks Drive  
Olive Branch, MS 38654

Phone: 901-288-7321  
N/A

Grantee:

Matthew L. Palmertree

Address:

9133 Superior Drive  
Olive Branch, MS 38654

Phone: 662-710-4000  
N/A

*Indexing Instructions: Lot 240, Phase 2, Section D, The Plantation Subdivision, Plantation Lakes, located in Section 22, Township 1 South, Range 6 West, as shown by Plat of record in Plat Book 52, Page 23, DeSoto County, Mississippi.*

### **WARRANTY DEED**

**CHRISTOPHER F. SIMS, ET UX**

**GRANTORS**

TO

**MATTHEW L. PALMERTREE,**

**GRANTEE**

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ( \$10.00) cash in hand paid and other good valuable consideration, the receipt of all of which is hereby acknowledged, **CHRISTOPHER F. SIMS**, and wife, **DIANNE SIMS**, Grantors, do hereby sell, convey and warrant unto **MATTHEW L. PALMERTREE**, a \_\_\_\_\_ man, Grantee, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

Lot 240, Phase 2, Section D, The Plantation Subdivision, Plantation Lakes, located in Section 22, Township 1 South, Range 6 West, as shown by Plat of record in Plat Book 52, Pages 23, Chancery Clerk's Office for DeSoto County, Mississippi, to which plat reference is hereby made for a more complete legal description.

The above described real property is conveyed subject to road rights of way, public utility easements and zoning, subdivision, and health department regulations of DeSoto County, Mississippi; subject to any matters which might be revealed by an accurate current survey; subject to any prior reservation or conveyance of oil, gas or mineral rights of any kind or character

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whatsoever; subject to covenants, limitations, and restrictions of said subdivision as found on plat of said subdivision of record in Plat Book 52, Page 23 and/or elsewhere, of the records of DeSoto County, Mississippi; and subject to taxes for the year 2012 and all subsequent years.

Taxes for the year 2012 are being pro-rated on an estimated basis as part of this closing, Grantors shall be liable and responsible to Grantee for any shortage in such amount which may be determined upon publication of said taxes. Grantee, his heirs, successors, and assigns shall be liable for the taxes for all subsequent years.

<sup>May</sup>IN TESTIMONY WHEREOF, witness the signatures of the Grantors on this the 22<sup>nd</sup> day of ~~April~~, 2012.

  
CHRISTOPHER F. SIMS

  
DIANNE SIMS

STATE OF MISSISSIPPI

COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority of law in and for this jurisdiction, the within named **CHRISTOPHER F. SIMS**, and wife, **DIANNE SIMS**, who acknowledged to me that they executed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as their free and voluntary act and deed and for the purposes therein expressed.

GIVEN under my hand and official seal on this the 22<sup>nd</sup> day of <sup>May</sup>~~April~~, 2012.

  
NOTARY PUBLIC

My Commission Expires:  
3-8-2016

